

Minutes of the Planning Commission meeting held on Thursday, March 4, 2010, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Jim Harland, Chair  
Sheri Van Bibber, Vice-Chair  
Karen Daniels  
Kurtis Aoki  
Jeff Evans  
Ray Black  
Ray Christensen, Senior Planner  
Tim Tingey, Community & Economic Development Director  
G.L. Critchfield  
Citizens

Excused: Tim Taylor

Mr. Harland opened the meeting and welcomed those present.

#### APPROVAL OF MINUTES

Jeff Evans made a motion to approve the minutes as written from February 18, 2010. Seconded by Karen Daniels.

A voice vote was made. The minutes were approved unanimously, 6-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest noted regarding this agenda.

#### APPROVAL OF FINDINGS OF FACT

Jeff Evans made a motion to approve the Findings of Fact for a Conditional Use Permit for Clearwire/Watts at 5888 South 900 East as written. Seconded by Sheri Van Bibber.

A voice vote was made. The motion passed unanimously, 6-0.

#### BILL WINGER – 312 West Anderson Avenue – Project #10-116

Bill Winger was the applicant present to represent this request. Ray Christensen reviewed the location and request for Conditional Use Permit approval for a contractor construction services and cut stone and stone products manufacturing at the property addressed 312 West Anderson Avenue. Municipal Code Ordinance 17.1523.030 allows contract construction services and cut stone and stone products manufacturing within the M-G-C zoning district subject to Conditional Use Permit approval. Previously the Planning Commission approved a Conditional Use Permit on September 7, 1995 for Custom Rollform, Inc. using most of the building for an aluminum manufacturing business, but has now vacated the property. The applicant is now requesting approval to divide the building into 6 lease spaces. Currently a granite and marble stone products business has applied for a business license to use one unit. The plan indicates the building will be divided into 6 lease spaces for a total of 12,000 sq.ft. lease area. The plan shows 15 parking spaces at the south east area of the property. The applicant

indicated each unit will have a small office area which may be only a desk and phone in some units. Unit #1 has a larger office area with about 800 sq.ft. office space. The proposed total office area is about 1,000 sq.ft. and a total warehouse area approximately 9,000 sq.ft. which will require a minimum 16 parking stalls including one disabled stall. One 16 foot wide van accessible stall will need to be striped and a sign installed to meet the ADA regulations. The zoning regulation requires a paved drive access behind parking stalls to meet zoning regulations. Based on the information presented in this report, applications materials submitted and the site review, staff recommends approval subject to conditions.

Bill Winger, 5852 South Golden Drive, stated that the Rollform business was located at this property for many years and this would be a change of use for future perspective tenants.

Karen Daniels asked Mr. Winger if he will be able to have the 16 required parking stalls and that 15 parking stalls shown on the site plan. Mr. Winger responded that there is additional space to the north where he may be able to accommodate an additional parking stall. He stated that he has reviewed the staff recommendations and will meet the conditions of a zoning change. Kurtis Aoki commented that this is not a zoning change as indicated by Mr. Winger and is simply a Conditional Use Permit review.

No comments were made by the public.

Ray Black made a motion to grant Conditional Use Permit approval for Bill Winger at 312 West Anderson Avenue subject to the following conditions:

1. The project shall meet all applicable building permits and code standards.
2. The project shall meet all current fire codes.
3. A formal landscaping plan meeting the requirements of Chapter 17.68 of the Murray Municipal Code shall be submitted and approved by the Murray City Forester and landscaping to be installed as approved prior to occupancy.
4. Use of a trash container shall be screened as required by Section 17.76.170.
5. Comply with all Murray Water and Sewer Department requirements including more plans and information regarding the business uses of the facility.
6. Comply with Murray Power Department requirements.
7. All the parking stalls and drive aisle to the required parking stalls shall be paved and striped to meet zoning regulations. A deferral agreement is allowed during the winter months for the completion of the paving, parking stalls striping, and landscaping if not completed by the time of business licensing and occupancy. One 16 foot wide van accessible stall will need to be striped and a sign installed to meet the ADA regulations.
8. Meet the requirements of the City Engineer including drainage requirements.

Seconded by Karen Daniels.

Jeff Evans commented that the planning commission had a city tour in the recent months and indicated that he appreciates anyone who proposes to improve this area and this area is one of the most under utilized and most important areas of Murray City.

Call vote recorded by Ray Christensen.

A Jeff Evans  
A Karen Daniels  
A Sheri Van Bibber  
A Jim Harland  
A Ray Black  
A Kurtis Aoki

Motion passed, 6-0.

LIGHTNING FORGE – 4769 South Plum Street – Project #10-118

Mark Blankman was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit approval for a new building for fabricated metal products at the property addressed 4769 South Plum Street. Municipal Code Ordinance 17.152.030 allows fabricated metal products within the M-G-C zoning district subject to Conditional Use Permit approval. The existing building has 3,750 sq.ft. with 565 sq.ft. office space and 3,185 sq.ft. shop space and the proposed new building will contain approximately 784 sq.ft. office space and 4,200 sq.ft. of shop space. Two other structures are to be demolished on the site for the new building to be constructed. The previous building constructed has not had a final occupancy permit issued by the building department and will need to be completed. A minimum of 15 parking stalls are required for the existing and proposed building uses, but the site plan will need to be revised to include one 16 foot wide van accessible disabled stall to meet the ADA regulations. All of the parking stalls are required to be paved and striped including a disabled stall prior to occupancy of the building. Based on the application materials submitted and site review, staff recommends approval subject to conditions.

Mark Blankman, 2227 West 7000 South, West Jordan, stated he is representing the owners of Lightning Forge who are out of town. Mr. Blankman stated he and the owners reviewed the staff recommendations and will comply. He stated that he is a general contractor and uses Lightning Forge for his rails and ornamental irons, etc. He stated that the existing building was constructed in 1997 and was occupied in 2000. The existing building is owned by the father and son and the father indicated that the business has been run more like a hobby, but has since indicated that they issues associated with the existing building will be resolved and in a timely manner.

No comments were made by the public.

Sheri Van Bibber made a motion to grant Conditional Use Permit approval for a new building for Lightning Forge at 4769 South Plum Street subject to the following conditions:

1. The project shall meet all applicable building code standards. The applicant will need to provide a soils report from geotechnical engineer at time of submittal for a building permit. Provide stamped and sealed plans by appropriate design professionals to include code analysis on the cover sheet. The building constructed in 1997 will need final occupancy permits compliance.
2. A formal landscaping plan meeting the requirements of Chapter 17.68 of the Murray Municipal Code shall be submitted and approved by the Murray City Forester and installed as approved prior to occupancy. All area not paved will need to be landscaped to meet zoning ordinance regulations.
3. Use of a trash container shall be screened as required by Section 17.76.170.
4. A minimum of 15 parking stalls are required for the existing and proposed building areas, but the site plan will need to be revised with application for a building permit to include one 16 foot wide van accessible disabled stall to meet the ADA regulations. All of the parking stalls are required to be paved and striped including a disabled stall prior to occupancy of the building.
5. Meet all Murray Water and Sewer, Power and Fire Department requirements.
6. Meet the requirements of the Murray City Engineer for a formal drainage plan and any damaged curb and gutter will need to be replaced.
7. The west side of the building shall be a masonry material to a 4 foot height.

Seconded by Kurtis Aoki.

Call vote recorded by Ray Christensen.

A Jeff Evans  
A Karen Daniels  
A Sheri Van Bibber  
A Jim Harland  
A Ray Black  
A Kurtis Aoki

Motion passed, 6-0.

#### Other Business

Jeff Evans complimented Tim Tingey on the Economic Development Symposium held last week at the Intermountain Medical Center and that is was fabulous. Sheri Van Bibber concurred and also acknowledged the efforts of the department staff.

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Jim Harland commented on a Land Use training session presented by Meg Ryan of the Utah League of Cities and Towns held last week that was attended by himself, Karen Daniels and Sheri Van Bibber. He stated that the training session was very helpful. He brought additional training manuals to distribute.

Jim Harland reminded the commission members that there will be no meeting on March 18<sup>th</sup> since no applications were received.

Meeting adjourned.

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Tim Tingey

Community & Economic Development Director